

**1. Do you think that some HOAs being established in Virginia are too small to effectively carry out their responsibilities under the Code of Virginia?**

Answer	Count	Percent
Yes	1	14.29%
No	5	71.43%
I Don't Know	1	14.29%

**2. If you answered "Yes" to Question (1), please answer the following:**

**A. What are the major concerns?**

I answered no, but would like to explain my reasoning. I live in a very small association - 14 owners to be exact. The board is required to do very little in terms of statutory compliance - primarily submit its registration to the SCC on an annual basis, submit its annual report to DPOR, and maintain insurance as required by law. The corporate status requirement is absolute since once created as a corporation it needs to maintain its corporate status.
In my position as Ombudsman I talk to plenty of small associations and by and large do not get feedback that they consider their responsibilities onerous (although I certainly do hear from a few that feel that way).
I would also note that generally, the smaller the association the less infrastructure it has or needs.
Requirements of conditional zoning?

**B. How should the issue be investigated?**

Answer	Count
This is something to be concerned about, but discussion of solutions should primarily be at the local government level.	3
This is something to be concerned about and worth a discussion by the Housing Commission.	3

**C. What alternative structures could be created to maintain private roads and/or other private infrastructure (stormwater management, sidewalks, common areas, etc.)? If possible, provide examples of alternatives that have been used in Virginia or other states.**

The only alternative is to have VDOT or local government accept those responsibilities. Some already do.
Long term funding by the developer for infrastructure might be a start.
Perhaps the creation of escrows that new owners would have to contribute to in order to maintain reserves for infrastructure.
Conditional zoning too specific and shifts responsibility from local government to individual homeowners.

**3. Do you believe that some HOAs are too large to be governed by the existing provisions of the Code of Virginia?**

Answer	Count	Percent
Yes	1	14.29%
No	6	85.71%

**4. If you answered yes to Question (3), please answer the following:**

**What constitutes too large?**

Over 2,000 units

**What are the major concerns?**

Old covenants that were poorly done create bad HOAs. No method, practically, to fix this issue.

**What are possible solutions?**

Amend authority to allow some majority of residents to amend, maybe create models for structures in state law.